134.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,354,600 / 1,354,600
					USE VALUE:	1,354,600 / 1,354,600
					ASSESSED:	1,354,600 / 1,354,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAJIAN DAVID
Owner 2:	GREENWALD MARY
Owner 3:	
Street 1:	90 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMAN COLLEEN/TRUSTEE -
Owner 2:	GRAY ST REALTY TRUST -
Street 1:	90 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .288 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1925, having primarily Brick Exterior and 2657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12556.000	629,900	7,700	717,000	1,354,600
Total Card	0.288	629,900	7,700	717,000	1,354,600
Total Parcel	0.288	629,900	7,700	717,000	1,354,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.82 /Parcel: 509.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86258

GIS Ref

GIS Ref

Insp Date 02/12/09

!10447!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	629,900	7700	12,556.	717,000	1,354,600		Year end	12/23/2021
2021	101	FV	590,500	7700	12,556.	717,000	1,315,200		Year End Roll	12/10/2020
2020	101	FV	590,500	7700	12,556.	717,000	1,315,200	1,315,200	Year End Roll	12/18/2019
2019	101	FV	633,000	7900	12,556.	756,800	1,397,700	1,397,700	Year End Roll	1/3/2019
2018	101	FV	633,000	7900	12,556.	557,700	1,198,600	1,198,600	Year End Roll	12/20/2017
2017	101	FV	633,000	7900	12,556.	533,800	1,174,700	1,174,700	Year End Roll	1/3/2017
2016	101	FV	633,000	7900	12,556.	493,900	1,134,800	1,134,800	Year End	1/4/2016
2015	101	FV	549,900	8100	12,556.	414,300	972,300	972,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:43:15

LAST REV

Date	Time
04/03/19	11:26:15

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN COLLEEN	54556-170		4/16/2010		949,000	No	No		
GORMAN ERIN	48735-406		12/27/2006	Family	1	No	No		
GORMAN COLLEEN	47081-591		3/8/2006	Family	1	No	No		
GORMAN COLLEEN	43518-75		8/13/2004		850,000	No	No		
	17209-125		7/17/1986		319,900	No	No	Y	

USER DEFINED

Prior Id # 1:	86258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2004	1114	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2009	Measured	163	PATRIOT
12/6/2004	MLS	MM	Mary M
1/10/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/18/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12556		Sq. Ft.	Site		0	90.	0.63	10									717,010						717,000	

Total AC/HA:	0.28825	Total SF/SM:	12556	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	717,010	Spl Credit		Total:	717,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.04518247
Const Adj.:	1.09220564
Adj $ / SQ:	154.110
Other Features:	82750
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773856
Depreciation:	143937
Depreciated Total:	629919

COMMENTS

SKUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

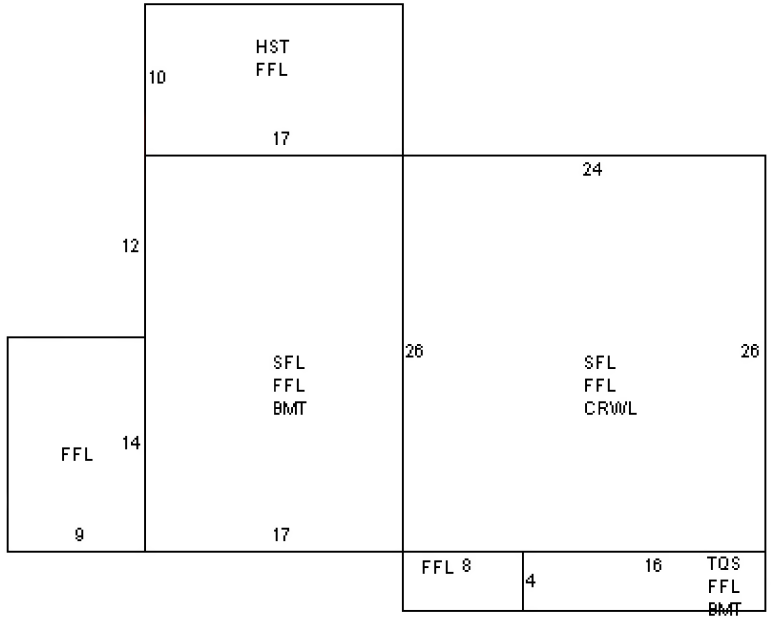
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	225.00
Special Features:	0	Val/Su Net:	166.33
Final Total:	629900	Val/Su SzAd	237.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,458	154.110	224,692
SFL	Second Floor	1,066	154.110	164,281
CRWL	Crawl Space	624	23.120	14,425
BMT	Basement	506	46.230	23,394
HST	Half Story	85	154.110	13,099
TQS	3/4 Story	48	154.110	7,397

Net Sketched Area:	3,787			Total:	447,288
Size Ad	2657	Gross Area	3888	FinArea	2657

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X20	G	GD	1970	30.17	T	29.4	101			7,700			7,700

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700

IMAGE

AssessPro Patriot Properties, Inc